

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 18, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated August 11, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS

Request for Grant:
Society for Pollution and Environmental Control

Mr. J. Marunchak appeared before the Council to support the Society's request for a grant. He introduced a member of the Society who formally presented their petition for financial assistance.

The delegation was heard at this time of day for the convenience of Council.

Regular Council, August 18, 1970 2

UNFINISHED BUSINESS

1. Property Rear of Stanley and
New Fountain Hotels

The Council gave further consideration to a motion which was introduced by Alderman Linnell on August 11, and on which Notice was called. The Council agreed to changing the wording in the third line by inserting after the word 'for', the following:

'an amount up to'

and agreed to change the date to read January 1, 1971.

The motion, as corrected, reads as follows:

MOVED by Ald. Linnell,

THAT the City of Vancouver purchase the rear portion, approximately 40' in depth, of Lot 11 except Pcl. "A", Lots 12, 13 and 14, Block 2, DL O.G.T. for an amount up to the sum of \$60,000 payable on January 1, 1971, and demolish the structure on said portion; provided that the remaining portion of the property and buildings provides low cost accommodation for at least 90 persons and this area be used for a pedestrian mall with shrubs, greenery, etc. and that the proper legal safeguards be placed in the said agreement.

(referred)

MOVED by Ald. Broome,

THAT the foregoing motion by Alderman Linnell, dealing with the purchase of property in O.G.T. be approved in principle and referred to the Board of Administration for report in a week's time.

- CARRIED

2. New Fountain and Stanley Hotels

The following motion which was introduced by Alderman Phillips on July 21st, was tabled to this meeting:

"THAT the Council agree to purchase the New Fountain and Stanley Hotels, if necessary, to preserve for accommodation and compatible commercial functions."

(withdrawn)

In view of the Council's action pursuant to a resolution passed this day which was introduced by Alderman Linnell, Alderman Phillips asked leave to withdraw his motion. The Council agreed to the withdrawal of the foregoing motion.

3. Grant: Society for
Pollution and Environmental Control

A delegation was heard earlier from the Society for Pollution and Environmental Control and a brief was submitted in support of a request by the Society for a grant of \$2,500, being one year's rental on SPEC House. This matter was originally brought to the Council through the Board of Administration on July 24th and had been deferred pending the hearing of a delegation.

MOVED by Ald. Adams,

THAT no action be taken in the matter of the request of the Society for Pollution and Environmental Control for a grant from the City.

- CARRIED

Regular Council, August 18, 1970 3

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 14, 1970

Works and Utility Matters

MOVED by Ald. Sweeney,

THAT the report of the Board of Administration (Works and Utility matters), dated August 14, 1970, be adopted.

- CARRIED

Enquiry re Pollution Control Machinery
Alberta Wheat Pool Elevator

The Board of Administration noted a request from Council that it make a report to Council on the timing for the installation of baghouses throughout all of the older portion of the Elevator.

The Committee of the Whole Council recessed at approximately 10:35 a.m., following which an 'In Camera' meeting was held in the Mayor's Office. The Committee of the Whole Council then recessed at approximately 12:00 noon.

The Committee of the Whole Council reconvened at 2:00 p.m. in open session in the Council Chamber, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

MOVED by Ald. Sweeney,

THAT the report of the Board of Administration (Social Service and Health matters), dated August 14, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Laburnum Trees

MOVED by Ald. Calder,

THAT the report of the Board of Administration (Harbours and Parks matters), dated August 14, 1970, being Clause 1 only re laburnum trees, be received for information.

- CARRIED

Building and Planning Matters

Home Car Wash and Gasoline Service Station
41st Avenue and Granville Street (Clause 3)

The Board of Administration submitted a report by the Director of Planning giving a brief history of discussions and resolutions, etc. dealing with the operation of the Home Car Wash. It appears that a change was made in the times of operation which drew objections from some of the neighbours. The Board of Administration suggested three alternative courses of action:

cont'd..

Regular Council, August 18, 1970 4

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Home Car Wash and Gasoline
Service Station (cont'd)

- (a) To leave the hours unchanged
- (b) To permit operation from 8:00 a.m. to 6:00 p.m.
and to be closed on Sundays and eight Statutory
Holidays, or,
- (c) Council to set such hours and days as it feels
suitable

MOVED by Ald. Phillips,

THAT the following suggestion by the Board of Administration
be adopted by the Council:

'Authorize the Director of Planning to amend the Develop-
ment Permit by way of a minor amendment whereby the hours
of operation for the car wash would be from 8:00 a.m. to
6:00 p.m., Monday through Saturday with the car wash being
closed each and every Sunday and eight Statutory holidays
per year as listed by Mr. Pope, with these hours of
operation to be reviewed by Council on or before
December 31, 1971.'

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Calder,

THAT Clauses 1 and 2 of the report of the Board of Adminis-
tration (Building and Planning matters), dated August 14, 1970,
be adopted.

- CARRIED

Finance Matters

Rental of Lighting Equipment to
"Theatre in the Park" (Clause 1)

MOVED by Ald. Hardwick,

THAT Clause 1 of the report of the Board of Administration
(Finance matters), dated August 14, 1970, be adopted.

- CARRIED

Journal of Commerce Request for Ad
Special Edition, Port of Vancouver (Clause 2)

The Journal of Commerce requested that the Council consider
taking space in a special 40 page edition of the Journal which
will detail the progress story of the Port of Vancouver during
the past ten years. It was noted that Council's established
policy is not to take space in special issues of publications.

MOVED by Ald. Adams,

THAT the Council take no action toward meeting the request
of the Journal of Commerce for the taking of space by the City
in the special edition of the Journal.

- CARRIED

Regular Council, August 18. 1970 5

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Property Matters, August 14, 1970

Consolidation and Sale of Land:
1852, 1864 and 1872 West 3rd Avenue (Clause 4)

The Board of Administration reported on properties at the three addresses shown on West 3rd Avenue. It was noted that 1872 West 3rd Avenue has been demolished, that 1852 West 3rd Avenue is now vacant and boarded up and 1864 West 3rd Avenue is occupied by a lady and three children and that the property is not in good condition.

The Council was concerned that in authorizing demolition it would not be acting unreasonably toward the tenant who is in receipt of social assistance and has three children dependant on her.

MOVED by Ald. Bird,
THAT, in order to enable the City to proceed with the sale of this apartment site, the vacant house at 1852 West 3rd Avenue be demolished immediately and the tenant of 1864 West 3rd Avenue be given notice to vacate but such notice be not less than 30 days and be not given prior to the lands being consolidated and the property offered for sale; the foregoing being predicated on the assumption that the City will assist the tenant in the problem of finding other quarters and moving to them.

- CARRIED

MOVED by Ald. Broome,
THAT the communication from the Kitsilano Area Resources Council, dated August 18, 1970, protesting the intention to demolish the two houses at 1852-1864 West 3rd Avenue, be received for information.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 3 inclusive and 5 to 8 inclusive of the report of the Board of Administration (Property matters), dated August 14, 1970, be adopted.

- CARRIED

C. Painting Hastings Street, Howe to Hornby Streets
for P.N.E. Parade: Canadian Broadcasting Corporation

The Board of Administration reported on a request by the Canadian Broadcasting Corporation for permission to paint decorative designs on a portion of the P.N.E. parade route.

MOVED by Ald. Broome,
THAT permission be granted to the C.B.C. to paint designs on the pavement surface of Hastings Street between Howe Street and Hornby Street for television coverage of the P.N.E. parade on August 22nd, 1970, subject to the following conditions:

- (1) That all costs of the painting be borne by the applicant.
- (2) That the applicant enter into an agreement satisfactory to the Corporation Counsel indemnifying the City against any claim that may result from the laying of the paint.

- CARRIED

Regular Council, August 18, 1970 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Sublease of Portion of Vancouver Iron
and Engineering Works: False Creek Site

The Board of Administration submitted, for Council's consideration a recommendation by the Corporation Counsel and the Supervisor of Property and Insurance in connection with the above noted subject.

MOVED by Ald. Wilson,

THAT the following report of the Corporation Counsel and the Supervisor of Property and Insurance be adopted:

"The Trustee of Vancouver Iron and Engineering Works leases the False Creek site from the City under various leases, all of which expire on December 31, 1970. By the terms of the leases, he requires the consent of the City to sub-lease. He now requests permission to sub-let a portion of the site to LAMBTON STEEL LTD. from August 1 to December 30, 1970.

The portion of the site in question includes the old fabrication shop, together with yard space. The proposed sub-lease includes land owned by the City and buildings and machinery owned by the Trustee. The total rent payable to the Trustee for the period covered by the sub-lease is \$16,083.00, of which \$6,220.00 is the rent for the land. The land rent payable to the City under the head lease for the same period is \$1,910.00.

There are two years taxes outstanding on the land and premises proposed to be sub-let amounting to approximately \$40,000.00. The taxes on the land and premises proposed to be sub-let, pro-rated to apply to the period of the sub-lease, amount to \$6,425.00, without taking any back taxes into account.

It is recommended that the request of the Trustee be granted on the condition that the Trustee pay to the City the sum of \$6,425.00 on account of the outstanding taxes, prior to the sub-lessee taking possession".

- CARRIED

E. Report of Standing Committee on
Finance, August 13, 1970

MOVED by Ald. Adams,

THAT the report of the Standing Committee on Finance, dated August 13, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

Regular Council, August 18, 1970 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Sublease of Portion of Vancouver Iron
and Engineering Works: False Creek Site

The Board of Administration submitted, for Council's consideration a recommendation by the Corporation Counsel and the Supervisor of Property and Insurance in connection with the above noted subject.

MOVED by Ald. Wilson,

THAT the following report of the Corporation Counsel and the Supervisor of Property and Insurance be adopted:

"The Trustee of Vancouver Iron and Engineering Works leases the False Creek site from the City under various leases, all of which expire on December 31, 1970. By the terms of the leases, he requires the consent of the City to sub-lease. He now requests permission to sub-let a portion of the site to LAMBTON STEEL LTD. from August 1 to December 30, 1970.

The portion of the site in question includes the old fabrication shop, together with yard space. The proposed sub-lease includes land owned by the City and buildings and machinery owned by the Trustee. The total rent payable to the Trustee for the period covered by the sub-lease is \$16,083.00, of which \$6,220.00 is the rent for the land. The land rent payable to the City under the head lease for the same period is \$1,910.00.

There are two years taxes outstanding on the land and premises proposed to be sub-let amounting to approximately \$40,000.00. The taxes on the land and premises proposed to be sub-let, pro-rated to apply to the period of the sub-lease, amount to \$6,425.00, without taking any back taxes into account.

It is recommended that the request of the Trustee be granted on the condition that the Trustee pay to the City the sum of \$6,425.00 on account of the outstanding taxes, prior to the sub-lessee taking possession".

- CARRIED

E. Report of Standing Committee on
Finance, August 13, 1970

MOVED by Ald. Adams,

THAT the report of the Standing Committee on Finance, dated August 13, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

Regular Council, August 18, 1970 7

MOTIONS

1. Closing Portion of Kerr Street
North of 45th Avenue

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS Lot 5, South West Quarter of Block 17, District Lot 50, Group 1, New Westminster District, Plan 2950, has been established for highway purposes under filing 94151;

AND WHEREAS only a portion of said Lot 5 is required for highway purposes;

THEREFORE BE IT RESOLVED that Lot 5, South West Quarter of Block 17, District Lot 50, Group 1, New Westminster District, Plan 2950, now highway, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that said Lot 5 be subdivided with the adjacent lands, dedicating the portion of said Lot 5 required for highway purposes.

- CARRIED

2. Allocation of Land for Highway Purposes
(8005 Granville Street)

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. West 10 feet of the East 17 feet of Lot 4, Block 2, DL 325, G 1, NWD, Plan 1982, as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 28th day of July, 1970, and marginally numbered LF 5445

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Land Use: Vicinity of
Broadway and Maple

MOVED by Ald. Hardwick,

SECONDED by Ald. Calder,

THAT the Planning Department, following the precedent set in the study of Marpole, investigate the future land uses of the M-1 zone between Broadway and 12th Avenue, Maple to Yew and adjacent blocks.

- CARRIED

Regular Council, August 18, 1970 8

MOTIONS (cont'd)

4. Sale of Bay Rum

MOVED by Ald. Bird,
SECONDED by Ald. Calder,

THAT WHEREAS the City Council considers the sale of Bay Rum within the City is not in the best interests of the Citizens of Vancouver;

BE IT RESOLVED THAT the License Inspector advise City Council of all cases, to his knowledge, of licensed retail establishments selling Bay Rum, to enable Council to consider action under Section 275 of the Vancouver Charter, which section deals with the cancellation or suspension of licenses.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Compulsory Bicycle
Registration

asked the Mayor to request the Board of Administration to report on the feasibility of the re-institution of compulsory bicycle registration.

The Mayor asked the Board of Administration to so report.

Alderman Hardwick -
Transportation Planning
at Regional Level

referred to his letter to the Regional District offering his views on transportation at the Regional level.

Alderman Calder -
List of Licensees

said that he has been advised a person went to the License Department and asked for information on newly licensed firms and was told it was not available but that he could get such information from the Journal of Commerce.

The Mayor explained that it is known that the Journal of Commerce gets such information regularly and publishes it and that current information on new licenses is always available on enquiry but not past information.

Alderman Sweeney -
Delegation: M. Kopernik
Foundation

enquired if arrangements have been made for the Council to hear a delegation from the M. Kopernik Foundation with respect to a housing proposal in the Southeast Sector.

Alderman Broome -
Traffic Painting Work:
25th Avenue and Cambie
Street

referred to inconvenience caused to the driving public by traffic painting work which was carried on at 25th Avenue and Cambie Street in the morning rush hour.

Commissioner Ryan advised that there were reasons for this particular timing but that he has issued instructions to the Department to avoid a repetition of this kind of work where rush hour traffic is considerable.

Regular Council, August 18, 1970 9

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson -
Transportation Planning
at Regional Level

assured the Council that the points raised in Alderman Hardwick's letter to the Regional District Planning Committee were given consideration by the Committee.

Alderman Bird -
Liners: Landing and
Loading

referred to the lamentable lack of likely landing locations for liners letting local passengers off. He asked that the Port Development Committee give this matter serious consideration.

Alderman Linnell advised the Council that the Port Development Committee has discussed very thoroughly the lack of local passenger landing facilities and indicates that since there are approximately 12 passenger arrivals a year it does not seem feasible to construct a special facility.

The Council adjourned at approximately 2:45 p.m.

The foregoing are the Minutes of the Regular Council meeting dated August 18, 1970, and the reports referred to are those on Page(s).....


MAYOR


CITY CLERK

AUGUST 14TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

- 1. Widening of Knight Street between 49th Avenue and 57th Avenue

"Knight Street is to be paved from 57th Avenue to the Bridge Head (63rd Avenue) of the Knight Street crossing of the Fraser River this year and it is proposed to extend this pavement north to 49th Avenue in the spring of 1971. There are several properties from which the 7 ft. widening strips have not been acquired between 49th and 57th Avenues. The estimated cost for the acquisition of these properties is \$40,000.

I RECOMMEND that \$40,000 be made available for the acquisition of these properties from account code 0146/7901 '1970 Major Street Paving Program - Unallocated'.

Your Board RECOMMENDS that the foregoing be approved.

- 2. Tender No. 35-70-3 - Mobile Cranes

Tenders for the above were opened by your Board on 22 June, 1970, and referred to the City Engineer and Purchasing Agent for report. A copy of the working tabulation is on file in the office of the Purchasing Agent.

The officials concerned report as follows:

"The 5% Provincial Tax is in addition to all prices shown in this report and in the working tabulation. Bid numbers refer to the relative position of the bids in ascending order of price. Funds for all purchases are provided in the Equipment Plant Replacement Fund.

This Tender called for prices on new machines and asked for trade-in values on four of the City's old machines. The City reserved the right to accept or reject any trade-in offer, and to apply any one of the trade-in values offered to any one of the new machines purchased on a one for one basis. Prices shown in this report have been adjusted to include the trade-in values, as all trade allowances offered by the recommended bidder were acceptable.

Clause 2 (Cont'd.)

ITEM 1 - 5 TON MOBILE CRANES

Five of the ten bids for this item meet specifications. Local content consideration does not change the order of the bidders.

Bid No. 1 from Skagit Equipment Ltd. for a Bullmoose Model BHCP 2036 at \$20,391.25 does not meet specifications because:

- (1) The crane offered has two wheel drive instead of four wheel drive, as specified.
- (2) The crane has a fixed boom instead of a boom with 360 degrees continuous rotation as specified.
- (3) The crane offered has two wheel steering instead of four wheel steering, as specified.

The tender asked for optional prices for a high speed winch in lieu of the standard winch, and a reduction in price, if any, for a 90 HP engine in lieu of the standard engine. The recommended bid offered both of these options. The higher winch speed results in greater machine productivity and the smaller engine is satisfactory for City service, because these cranes will see very little steep off-road terrain. The overall additional cost of \$421.45 for these options is considered to be well worth the added cost.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bid to meet specifications, Bid No. 2, from Rollins Machinery Ltd. for two only Austin Western Model 210 Mobile Cranes complete with high speed winch, at a total price of \$55,702.90 after trade-in allowance (\$27,430 each less \$524 for 90 HP engine in lieu of 120 HP engine plus \$945.45 for high speed winch).

ITEM 2 - 8 TON MOBILE CRANE

Seven of the eight bids received for this item meet or exceed specifications. Local content consideration changed the order of the bidding in the case of Bid No. 6 only.

Serious consideration was given to Bids No. 1 and 2 which both meet specifications and both offer cranes in the \$30,000 price range.

The following table shows the cost of Bids No. 1 and 2 to the City including the high speed winch option and the small engine option:

<u>Bid No.</u>	<u>Bidder & Dollars</u>	<u>Make & Model</u>
1	Jacobs Bros. \$30,340.00 net (\$5,500 trade allowance) (\$29,496 net with local content consideration)	Jaylift 160
2	Rollins Machinery \$33,369.09 net (\$5,500 trade allowance)	Austin Western 220

Board of Administration, August 14, 1970 (WORKS -3)

Clause 2 (Cont'd.)

Bidder No. 1, Jacobs Bros. of Richmond, B.C., have not yet manufactured a crane of the type offered. The City of Vancouver has experienced operating and maintenance problems with the few prototype units purchased in the past. The City Engineer and Purchasing Agent do not consider the original cost saving of approximately \$6,000 total for two units (\$7,000 with local content consideration) over the recommended bid (Bid No. 2) justifies taking the chance of operating problems on two prototype units.

The City Engineer and Purchasing Agent recommend acceptance of Bid No. 2, from Rollins Machinery Ltd., for two only Austin Western Model 220 Mobile Cranes complete with high speed winch at a total price of \$66,738.18 (\$32,947.64 each less \$524 for 90 HP engine in lieu of 120 HP engine plus \$945.45 for high speed winch).

Contracts to be to the satisfaction of the Corporation Counsel."

Your Board

RECOMMENDS the report of the above officials be approved.

3. Communication from Cassiar Ratepayers' Assn. re Alberta Wheat Pool Elevator

A letter from Mr. Karl Zuker, Secretary, Cassiar Ratepayers' Association, was received July 9, 1970, stating that "something must be done now" to eliminate the dust emanating from the Alberta Wheat Pool elevator. The Association urges Council to direct the Alberta Wheat Pool to stop all operations when breakdowns occur until the necessary repairs are completed.

The City Clerk is in receipt of a letter from the Municipal Clerk of the District of Burnaby, advising of a letter of complaint from the Vancouver Heights Homeowners Association (an association of homeowners in the north-west corner of the District of Burnaby), which concerns the same problem as the letter from the Cassiar Ratepayers Association. The Council of the District of Burnaby instructed its Municipal Clerk to forward the letter of the Vancouver Heights Homeowners Association to the City Clerk for "any action your city is prepared to take in this matter".

The Director of Permits & Licenses reports that:-

1. Section 13(1)(C) of the Air Pollution Control By-law (1969) states that the standard of '20 grains of particulate matter per 1000 cubic feet at 68° Fahrenheit from equipment used in the handling or milling of grain' must be met. The By-law further states that this requirement 'shall not come into force or take effect until June 1, 1971.'
2. The newer portions of the Alberta Wheat Pool elevator have had dust control equipment (baghouses) installed as they have been built, and plans have been completed to install baghouses throughout all of the older portion. We are advised that the cost of the completed installation will be more than \$1,000,000.00 and completion is expected by May 1, 1971.
3. To our knowledge there has only been one 'breakdown' which occurred recently. At this time a scrubber which normally washes the emission from the plant, failed to function and alterations were required.

- Cont'd.

Board of Administration, August 14, 1970 (WORKS -4)

Clause 3 (Cont'd.)

- 4. Existing control devices (cyclones) can become clogged and this has created some maintenance difficulty. Management are well aware of the problem and carry out inspections of this equipment regularly. City staff have for some time inspected the plant daily to emphasize the problem and to check on plant procedures.
- 5. Problems which arise are corrected within minutes after detection. This usually means shutting down the section to carry out the necessary maintenance.
- 6. For the past number of months, a large percentage of the grain being processed has been barley, which is considered to be normally the most dust laden of all grains. Indications are that this will continue.
- 7. Your officials are of the opinion that all reasonable care is exercised by Management at the present time and that the installation required to meet the By-law standards is proceeding in good order. The new equipment being installed is considered to be the best available.

Recommended

- (a) That City Council write to the Manager of the Alberta Wheat Pool elevator, requesting that when a major breakdown occurs, the portion of the plant involved be closed until the situation has been fully corrected.
- (b) A copy of this report be sent to the Cassiar Rate-payers' Association and Burnaby Council."

Your Board

RECOMMENDS that the foregoing report of the Director of Permits & Licences be adopted.

* * * * *

Board of Administration, August 14, 1970 (SOCIAL - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATIONS

1. Feed-In for Transient Youth
on Henry Hudson School Grounds

The Medical Health Officer reports as follows:

"A petition submitted by the Kitsilano Ratepayers containing 234 signatures has been received by the City Clerk regarding the use of Henry Hudson School grounds as an emergency feed-in site for transient youth. Regular inspections of this site have been carried out by this Department and we have found that the school grounds are being maintained, on the whole, in a satisfactory manner. During the past two months this Department has received four complaints mainly re lack of garbage storage facilities. This condition has been immediately rectified upon request. The school grounds have been inspected at various times of the day and we have not found that they were frequented by transient youth between feed-in times to any extent. The Vancouver School Board was contacted and Mr. A. Patterson, Assistant Secretary, stated that although his Board has received several complaints from adjacent residents, they have experienced no serious problems at the school with the transient youth attending the feed-ins. He also said that the School Board had no serious problems during the last summer when this site was used for this purpose. He further stated that the feed-in was to be discontinued at Henry Hudson School by September 4, 1970. The Vancouver Police Department was contacted and Inspector Lake stated that a member of the Youth Squad attends the feed-ins and that the Police Department had experienced no problems at the site.

The Feed-In Committee is made up of a member from each of the following: Cool Aid, Inner City and the Vancouver Health Department. They are reviewing the entire feed-in operation weekly and are taking the necessary steps to ensure that the feed-in is operated in a satisfactory, orderly manner.

The number of transient youth attending the feed-ins has far exceeded the estimated number. It appears that the peak of people requiring food has passed; on July 26, 1970, 710 evening meals were served but the average has dropped to about 350 meals in the evening at present, which will undoubtedly decrease congestion in the area.

Two complaints were received by this Department today regarding several conditions occurring at the school site and these are currently being investigated."

Your Board RECOMMENDS that the report of the Medical Health Officer be received and a copy forwarded to the Kitsilano Ratepayers Association.

Board of Administration, August 14, 1970 (SOCIAL - 2)

2. Vacant lots in the 5700 Blk. Ross Street

The Medical Health Officer reports as follows:

"The City Clerk has received a petition from several residents regarding three vacant lots in the 5700 Blk. Ross Street, Vancouver. Inspections by this Department indicate that one lot has been recently cleared of bush and is in a satisfactory condition. The clearing and removal was done by the owner, Mr. D. Moody. The other two lots complained of are overgrown with weeds, grass and blackberry bushes and a small amount of broom. There has been some dumping of garden refuse but this is not excessive.

In our opinion the conditions existing on these lots do not warrant action by this Department under the Tidy By-law.

Mrs. D. Moody, wife of the owner, has been contacted by this Department and she states that her husband will clear the two remaining lots within a period of 14 days."

Your Board RECOMMENDS that the report of the Medical Health Officer be received and a copy furnished to the petitioners.

* * * * *

Board of Administration, August 14, 1970 (HARBOURS - 1)

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Laburnum Trees

On July 9 Council considered a report of your Board which included a report from the Medical Health Officer concerning laburnum trees in the City and the policy of the Board of Parks and Public Recreation.

One of the recommendations of that report adopted by Council on July 9 was that the Board of Parks and Public Recreation submit a plan to Council for the removal and replacement of laburnum trees on public property and in the parks in the city.

Under date of July 29, the Chairman of the Board of Parks and Public Recreation advises of the following extract from the Minutes of the Park Board of their meeting of July 27:

"Laburnum Trees

The City Clerk advised that at the July 9 meeting of City Council a report of the Medical Health Officer was adopted that recommended the following:

- '(1) That the City of Vancouver Health By-law be amended to prohibit new plantings of laburnum trees on public property.
- (2) That trees on private property posing a hazard be dealt with under the existing sections of the City Charter.
- (3) That the Board of Parks and Public Recreation submit a plan to the Vancouver City Council for the removal and replacement of laburnum trees in boulevards and in parks in Vancouver.'

The Council was advised that the estimated cost of removing and replanting all 298 laburnum trees on City boulevards and 53 in parks was \$12,285.

It was regularly moved and seconded,

RESOLVED:

That City Council be advised that the Board will include approximately \$4,100 in their annual estimates in each of the next three years to remove and replant laburnum trees; should Council feel there is a more urgent need, and provide the necessary funds, the trees could be removed in a one year program in 1971.

- Carried"

Your Board notes that the costs estimated by the Park Board for the years 1971-73 inclusive total \$12,300 on present prices and wage scales.

Your Board RECOMMENDS that the matter be brought to the attention of the 1971 Finance Committee at the time they are considering their recommendations to Council on the 1971 budget.

* * * * *

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

- 1. Sale of 1.83 acres of City-owned Land,
Southeast Corner of 49th Avenue and Elliott
Street - Lot 1, Block 11, S.E.¼, D.L. 336

The Director of Planning reports as follows:

"BACKGROUND

On August 16th, 1960, Council rezoned an area of City-owned land bounded by 49th Avenue, Elliott Street, the lane north of 52nd Avenue and the lane west of Wales Street from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District; the scheme of development to be limited to an RM-2 Multiple Dwelling District standard and requiring the approval of the Technical Planning Board and City Council prior to sale.

Subsequently, these lands were subdivided into two parcels; Lots 1 and 2, with Lot 2 being sold to the Federal-Provincial partnership as a housing site. (A low density senior citizens' development was built on this site in 1967). The residual area to the north (Lot 1) was left with an area of approximately 1.83 acres. This site and the surrounding area are shown on Appendix A. In the immediate vicinity are a local commercial centre, three senior citizens' developments, ranging in floor space ratio from 0.4 to 0.67, and one apartment building (FSR 0.85).

On October 13th, 1967, the Technical Planning Board laid over the consideration of this site because the location and regulations for low density multiple housing in suburban areas were at that time under study.

On January 20th, 1970, Council considered the report of the Technical Planning Board entitled 'Policy Report - Low Density Multiple Housing', and approved the changes to the Zoning and Development By-law recommended therein. The amending by-law, which included a new RM-1 Multiple Dwelling District Schedule, was passed on March 24th, 1970.

The report suggested that the new RM-1 Schedule be used to permit a buffer zone of low density multiple housing adjacent to certain district commercial centres.

METHOD OF DISPOSAL

This parcel is not required for civic or public purposes and should therefore be offered for sale.

PROPOSED CONDITIONS OF DEVELOPMENT - CD-1 ZONING BASED ON RM-1 REGULATIONS

Conditions of development based on the new RM-1 Schedule could be adopted by Council without requiring a fresh Public Hearing to vary the existing CD-1 zoning. It is proposed that these regulations be adopted by Council to replace the Council resolutions of June 27th, 1960 which required the scheme of development to be limited to an RM-2 standard. The 1960 RM-2 regulations are no longer considered suitable with regard to the 40 foot height limit, a floor space ratio of 0.85 and combined site coverage by buildings and parking of over 70%.

Board of Administration, August 14, 1970 (BUILDING - 2)

Clause 1 continued

The RM-1 regulations would permit an apartment building and/or townhouses of two storeys in height, and a maximum site coverage by buildings, driveways and parking of 40%. The F.S.R. would in practice vary from 0.55 to 0.75 depending on the amount of underground parking. For comparative purposes, the project by Kirkpatrick Construction at 54th Avenue and Kerr Street has an F.S.R. of 0.63, measured on the same basis as the RM-1 regulations.

Although the Schedule is designed primarily for small sites of under one acre, these regulations would be suitable provided that the scheme is approved by Council, on advice from the Technical Planning Board prior to sale.

OTHER CONDITIONS

It is proposed that the use of the site be restricted to apartments or townhouses. Senior Citizens' developments and similar uses such as Personal Care Homes should be discouraged in view of the existing concentration of such uses (see Appendix A), and the need to provide adequate economic support for the commercial centre at the northeast corner of 49th Avenue and Elliott Street.

RECOMMENDATIONS

It is RECOMMENDED that:

- (a) Lot 1, Block 11, S.E. ¼, D.L. 336, zoned CD-1 Comprehensive Development District, be advertised for sale for the development of apartments or townhouses.
- (b) The scheme of development be subject to the RM-1 Multiple Dwelling District regulations.
- (c) The scheme of development be subject to the approval of the Technical Planning Board prior to sale."

The Technical Planning Board, on August 7th, 1970, endorsed the recommendations of the Director of Planning.

Your Board RECOMMENDS that the foregoing recommendations be adopted.

(Appendix "A" is circulated for the information of Council)

2. Proposed Amendment to Zoning and Development By-law #3575 to Prohibit Roof Signs in all Commercial and Industrial Districts

The Director of Planning reports as follows:

"Further to City Council's resolutions of May 5, 1970, and June 23, 1970, the Director of Planning has made application to amend the Zoning and Development By-law #3575 to prohibit roof signs in Commercial and Industrial zoned districts of the City.

The applications will be before Council at the next Public Hearing to be held on Thursday, August 27, 1970.

For the period, July 20, 1970 to August 10, 1970, three sign applications have been received which would not be in conformity with the proposed amendment to the By-law to be considered by Council at Public Hearing.

cont'd . . .

Board of Administration, August 14, 1970 (BUILDING - 3)

Clause 2 continued

<u>DATE OF APPLICATION</u>	<u>APPLICANT</u>	<u>LOCATION OF SIGN</u>
August 3, 1970	Wallace Neon Ltd.	1305 W. Broadway
August 5, 1970	Walburn Neon Ltd.	1055 Denman Street
August 5, 1970	Walburn Neon Ltd.	1055 Denman Street

RECOMMENDATION:

That the permits for each of the above applications be withheld pending the consideration of the proposed By-law amendments by City Council."

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed.

CONSIDERATION

3. Home Car Wash and Gasoline Service Station
41st Avenue and Granville Street

The Director of Planning reports as follows:

"BRIEF HISTORY

On March 17, 1970, Council considered a Board of Administration report dated February 27, 1970, regarding a request from the Home Car Wash and Gasoline Service Station at 41st Avenue and Granville Street, to change the hours of operation for the car wash from a daily restriction of 10:00 a.m. to 6:00 p.m. to a daily restriction of 8:00 a.m. to 6:00 p.m.

Mr. J.J. Pope, President of the Service Station, was heard in support of his request and Mr. J.W. Gunn, representing the residents and homeowners in the area, was heard in objection to the proposed change.

City Council resolved:

'THAT this request be tabled pending a report from the Corporation Counsel with respect to Sunday hours of operation, as well as any additional information received in the meantime on the hours of operation of this company at this location, and any other pertinent matters.'

A Board of Administration report dated April 31, 1970, giving the Corporation Counsel's information on the Sunday operation and the action taken at a Public Hearing on the service station's application was considered by City Council on April 7, 1970.

Consideration was also given to a letter from Mr. Pope proposing a compromise that Sunday operation be discontinued providing the weekly hours were extended to 8:00 a.m. Letters from Mr. J.W. Gunn and Mr. & Mrs. Pickerill were received in opposition and a letter from Mr. R. Witt was received in support of the request.

City Council resolved:

'THAT this whole matter be referred to the Board of Administration for further study and report back after further discussions are held with representatives of the residents and the service station operator, in an endeavour to conclude a mutually satisfactory arrangement.'

cont'd . .

Board of Administration, August 14, 1970 (BUILDING - 4)

Clause 3 continued

Mr. H.W. Gray, Zoning Planner, met with Messrs. Pope and Gunn on June 1, 1970, in an endeavour to conclude a mutually satisfactory arrangement between the operator of the car wash, Mr. Pope and Mr. J.W. Gunn, representing the adjacent property owners. After considerable discussions and suggestions it was Mr. Gray's belief that a tentative arrangement was concluded in that Mr. Pope would undertake to close the operation of the car wash each and every Sunday and on eight (8) Statutory holidays during the year, provided he was permitted to operate the car wash from 8:00 a.m. to 6:00 p.m. Monday through Saturday, with the hours of operation to be reviewed not later than December 31, 1971.

Mr. Gunn was somewhat reluctant but it was believed he would go along with the proposed change subject to checking with the other property owners.

Mr. Gray asked both Mr. Pope and Mr. Gunn to submit letters confirming the revised hours of operation. A letter dated June 5, 1970, was received from Mr. Pope. A letter dated June 7, 1970, was received from Mr. Gunn and a letter dated June 9, 1970, was received from Mr. H.M. Engineer, a resident in the area.

At the end of the meeting Mr. Pope had asked Mr. Gray if he could have permission to commence immediately to operate from 8:00 a.m. to 6:00 p.m. Monday through Saturday. Mr. Gray replied that the Department had no authority as any change must be approved by City Council. However, in Mr. Gray's opinion, should all interested parties agree, he could see no objection to the change of hours taking place on a temporary basis prior to Council's consideration and decision on the request.

Mr. Pope apparently did change the hours of operation and complaints were received following which Mr. Gray contacted Mr. Pope by telephone and Mr. Pope readily agreed to change back to the original hours approved by Council until the matter was fully considered.

A subsequent letter dated June 18, 1970, was received from Mr. Pope reconfirming the requested change of hours together with a petition and sketch giving opinions of the people within the block bounded by 41st Avenue, 43rd Avenue, Cartier and Granville Streets. This letter and petition indicates that the majority of people within this block have no objections to the hours as requested. Mr. Pope has also expressed his feeling that he does not want to 'press' the matter any further. While it is still his desire to change the hours of operation, if it is Council's wish that there should be no change, he will stay with the original hours of operation, including the opening on Sundays and holidays.

There would appear to be three alternatives for Council to consider in dealing with this matter:

- (a) The original hours of operation that were approved for the car wash to remain unchanged i.e. 10:00 a.m. to 6:00 p.m. seven days a week.
- (b) Authorize the Director of Planning to amend the Development Permit by way of a minor amendment whereby the hours of operation for the car wash would be from 8:00 a.m. to 6:00 p.m., Monday through Saturday with the carwash being closed each and every Sunday and eight Statutory holidays per year as listed by Mr. Pope, with these hours of operation to be reviewed by Council on or before December 31, 1971.
- (c) Authorize the Director of Planning to amend the Development Permit by way of a minor amendment for such hours of operation for the car wash as Council may deem satisfactory after further considering Mr. Pope's request and hearing the opposition."

cont'd . . .

Board of Administration, August 14, 1970 (BUILDING - 5)

Clause 3 continued

Your Board submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

CIRCULATED FOR THE INFORMATION OF CITY COUNCIL ARE THE FOLLOWING:

1. Board of Administration report of February 27, 1970, in respect of application for an extension of daily hours of operation from 10:00 a.m. to 6:00 p.m. as at present, to 8:00 a.m. to 6:00 p.m., and Mr. Pope's letter of December 18, 1969, requesting this extension.
2. Council resolution of March 17, 1970, placing this request on the table pending a report from the Corporation Counsel on Sunday hours of operation.
3. Board of Administration report of April 3, 1970, forwarding Corporation Counsel's information on the Sunday operation and the action taken at a Public Hearing on the service station's application.
4. Letters from Mr. Pope proposing a compromise that Sunday operation be discontinued providing the weekly hours were extended to 8:00 a.m.
5. Letters from Mr. J.W. Gunn and Mr. & Mrs. Pickerill, in opposition, April 2, 1970 and April 4, 1970.
6. Letter from Mr. R. Witt, in support, April 2, 1970.
7. Extract from Minutes of Council dated April 7, 1970.
8. Letter dated April 30, 1970, from Home Oil Distributors Limited and report from Barron & Strachan, Consulting Acoustical Engineers, with respect to the noise element.
9. Letter dated June 5, 1970, from Mr. Pope, confirming revised hours of operation as agreed upon in meeting with Mr. Gray and Mr. Gunn.
10. Letter dated June 7, 1970, from Mr. Gunn confirming arrangements made in meeting with Mr. Gray and Mr. Pope.
11. Letter dated June 9, 1970, from Mr. H.M. Engineer, resident in the area, opposing car wash.
12. Letter dated June 18, 1970, from Mr. Pope, reconfirming requested change of hours together with a petition and sketch giving opinions of the people in the area.

* * * * *

Board of Administration, August 14, 1970 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Rental of Lighting Equipment
to "Theatre In The Park"

The Board of Administration, under date of June 22, 1970, submitted a report on the rental of lighting equipment to the "Theatre In The Park" for the production of Summer musicals. In case of persistent rain, the promoters were advised to design their sets in such a way that their production could be moved to the Queen Elizabeth Playhouse. The Vancouver Civic Auditorium Board concurred with the Auditorium Manager's proposal that lighting equipment be loaned under the care and supervision of the Queen Elizabeth Theatre Lighting Operator. In return, a sum of \$1,800 was to be paid by the "Theatre In The Park" as a rental credit.

When dealing with this matter on June 23, 1970, City Council passed the following Motion:

"THAT this lighting equipment be rented to the organization for the amount of \$1,800.00 based on the report of the Auditorium Manager, such rental to be paid in advance."

The Theatre Manager states in part in the report of the Board of Administration dated June 22nd:

"In case of rain their production could be moved to the Playhouse and this amount would cover ten evenings rental."

The rain did fall but audiences in the park were far larger than the seating capacity of the Playhouse. Their production, therefore, was moved to The Queen Elizabeth Theatre for two evening performances and one matinee.

The Vancouver Civic Auditorium Board concurs with the Theatre Manager's recommendation that the rental credit of \$1,800.00, paid in advance by "Theatre In The Park", be applied to the rental of The Queen Elizabeth Theatre rather than the Playhouse as previously stated.

Your Board RECOMMENDS that the recommendation of the Theatre Manager be adopted.

CONSIDERATION

2. Special Edition - Journal of Commerce
Port of Vancouver

The president and publisher of the Journal of Commerce, by letter dated August 3, 1970, advises that that newspaper "will publish a 40-page special edition in September detailing the progress story of the Port of Vancouver during the last decade and proposals and intentions for its future."

. . . Cont'd.

Board of Administration, August 13, 1970 (FINANCE - 2)

Clause No. 2 (Cont'd.)

The president and publisher requests Council consideration of a paid advertisement in this special edition. The costs for various size advertisements are detailed in his letter, which is circulated.

Council, on previous occasions, has been asked to consider similar requests, and has adopted as policy the following:

"That it be the general policy of the City to carry out such advertising as may be legally or otherwise required in the administration of the City, and that any advertising for the purpose of publicizing the City as a tourist and convention centre be done through the Greater Vancouver Tourist Association, and any advertising from the industrial point of view be done through the Greater Vancouver Metropolitan Industrial Development Commission, to both of which the City makes annual grants. (May 28, 1957)

RECOMMENDED that it is not the City's policy to take space in special or commemorative issues of publications." (April 30, 1963)

Your Board notes that the letter from the president and publisher of the Journal of Commerce also requests a statement from His Worship the Mayor, and it is understood that this will be handled directly by His Worship.

Your Board brings this item forward for the consideration and instruction of Council.

* * * * *

PROPERTY MATTERSAUGUST 14, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART IS U N D R I E SRECOMMENDATIONS

1. Lots Bounded by Howe, Nelson,
Hornby and Smithe Streets

The Supervisor of Property and Insurance reports as follows:

"Lots 1 - 10, 12 - 19, 22 - 25 and 28 - 37, all inclusive, Block 71, D.L. 541, which are bounded by Howe, Nelson, Hornby and Smithe Streets were acquired in January 1970 as per Resolution of Council September 25, 1969, for the purpose of providing open space in the downtown area.

The present use of the above-described lots is parking and the lease (which was in existence when the City acquired the property) expires on December 31, 1971.

Contained in the lease are the following provisions:-

- i) Flat rental \$3,155.00 per month.
- ii) Any tax increase above the 1967 base level, (approximately \$3,600.00 in 1970).
- iii) Right to cancel by lessor on thirty days notice.
- iv) If the lease is cancelled the tenant is to be compensated on the basis of \$100.00 per month for any unexpired portion of the lease. This would amount to \$1,600.00 from September 1, 1970.

In view of the fact that the rental payment is considered to be below market and that the penalty for cancellation is comparatively low, it was considered advisable to review the rental being paid by the tenant for the use of these lands for parking purposes.

Negotiations with the lessee have resulted in his agreement to pay an increased flat rental of \$4,500.00 per month effective September 1, 1970, subject to the following conditions:-

- a) In addition to the rental the lessee will, for the year 1970 only, pay the lump sum payment of approximately \$3,600.00 referred to in (ii) above.
- b) In view of the fact that the lessee intends to increase the parking rates to the public, he has further agreed that the rental to the City be reviewed again on December 1, 1970.
- c) All other terms and conditions of the lease to remain the same.

RECOMMENDED that the rental be increased to \$4,500.00 per month flat rate subject to the aforesaid conditions."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, August 14, 1970 . . . (PROPERTIES) 2

2. Acquisition for Knight Street Widening
N/E Corner 61st Avenue & Knight Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Works & Utility Matters of June 19, 1970, confirmed by Council on June 23, 1970, authorizing the Supervisor of Property and Insurance to negotiate for the acquisition of the West 7 ft. of Lot 20, Block 2 of Block 5, D.L. 200, for the widening of Knight Street, failing which the Corporation Counsel be instructed to commence expropriation proceedings.

This property comprises a modern single-family dwelling in excellent condition, erected in 1959, on a site 34.6' x 112' having an area of approximately 3875 sq.ft. There is a 'Building Line' established over the West 7 ft. of the property and since the dwelling was constructed after its imposition, the house is sited to conform to this situation.

The West 7 ft. of this lot is improved with a concrete retaining wall, a partial chain link fence and high close board fence, and has been landscaped with trees, bushes, lawn and a brick planter. The main entrance to the property and a concrete walk providing access to the front of the lot are also located within this strip.

Following negotiations, the owners' solicitor has advised the City Solicitor that his clients have agreed to accept the sum of \$3,000.00 representing loss of land, planter, trees and shrubs. This is subject to the City Engineer reconstructing a new concrete retaining wall, replacing the fences and reconstructing a new concrete walk and concrete main landing (entrance) within the lot. This settlement is considered fair and reasonable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the West 7 ft of Lot 20, Block 2 of Block 5, D.L. 200, on the foregoing basis, costs to be chargeable to Account Code #146/7901."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Acquisition of Portion of Lot 18,
N/W Corner Granville Street & Broadway

The Supervisor of Property and Insurance reports as follows:

"A portion of Lot 18, Block 330, D.L. 526, which is situated on the Northwest corner of Broadway & Granville Street, being a 5' x 5' corner cut-off, as shown on Plan marginally numbered LF 5464, which is circulated, is required for the provision of left-turn bays at Broadway and Granville Street. An appropriation for the property acquisitions and the development work was included in the 1969 Capital Improvements Program approved by Council June 10, 1969.

continued . . . p.3

Item No. 3 cont'd

The subject property is improved with a two-storey, no basement, masonry building, erected in 1910. A retail shoe store, known as 1501 West Broadway, is located on the ground floor, and two offices comprise the second floor. Originally this structure was constructed with the entrance to the retail store located at the corner, thereby being completely clear of the City's present requirements. However, in recent years the lessee of 1501 West Broadway changed the door position and constructed a display window at this location.

Following negotiations with the agent for the owner, he has agreed to convey the said 5' x 5' cut-off (125 sq.ft.) for the sum of \$250.00, subject to the City satisfying the lessee respecting disruption and loss of display area and also subject to the City carrying out the necessary alterations to the building at no cost to the owner. It will also be necessary for the owner to enter into an encroachment agreement with the City for the portion of the second floor of the building which overhangs the corner cut-off area. This agreement will be for the life of the building at no cost to the owner.

Negotiations with the lessee of 1501 West Broadway respecting disruption and loss of display area have resulted in this party agreeing to accept the sum of \$300.00 in full settlement of all claims. This settlement is considered to be realistic and is endorsed by the City Solicitor.

Respecting the necessary alterations to the building, Stephens & Sons, building contractors, have submitted a quotation of \$695.00 which amount is considered to be realistic and comparable to office estimates for this type of work.

The following is a tabulation of the various costs to the City respecting this project:

Loss of Land (payable to owner)	
125 sq.ft. at \$20.00 per sq.ft.	\$250.00
Loss of Display Area & Tenant Disruption (payable to lessee of 1501 W.Broadway)	300.00
Alterations to the building per quotation received from Stephens & Sons	695.00
	<u>\$1,245.00</u>

Recommended that the Supervisor of Property & Insurance be authorized to acquire the portion of Lot 18, Block 330, D.L. 526, as shown outlined in red on attached Plan marginally numbered LF 5464 and carry out the required alterations at a total cost of \$1,245.00 on the above basis, chargeable to Code #145/2128."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, August 14, 1970 . . . (PROPERTIES) . . . 4

COUNCIL CONSIDERATION

1. 1852, 1864 & 1872 West 3rd Avenue:
Consolidation and Sale of Land

The Supervisor of Property & Insurance reports as follows:

"City Council, on July 9, 1970, when dealing with a report from Supervisor of Property & Insurance concerning the demolition of three houses on this 100' apartment site, authorized the demolition of 1872 West 3rd Avenue because of its poor condition. However, in light of correspondence from the Kitsilano Area Resources Council to City Council concerning the demolition of these houses, it was decided that a further report from the Board of Administration should be made concerning the status of the remaining two houses.

The tenants of 1872 West 3rd Avenue have all relocated and this house has since been demolished.

The property at 1852 West 3rd Avenue is now vacant and boarded up, as the tenants had been given notice to vacate because of non-payment of rent. Rental arrears total \$500.00 as at July 31, 1970. The nature of the tenancies in this house has resulted in considerable physical deterioration. Prior to the tenants giving vacant possession to the City, they have removed or broken most of the windows in the house. The general rundown condition of the interior would require redecorating prior to new tenants taking possession. To prevent illegal occupancy, which has happened several times, and eliminate fire hazards, the rubbish has been removed and services have been cut off. The estimated cost of putting this house into a fair standard of living accommodation, reconnecting the services, repairing the back verandah, removing illegal partitions in the basement, and putting the plumbing into good order, would be in the realm of \$5,000.00.

1864 West 3rd Avenue is occupied by a woman and three children, who are on welfare. The rental is paid up to date by the Welfare Department and the house has been kept in fair condition, although there are problems with the furnace and kitchen stove not operating properly.

The Director of Planning's recommendation that the lands be released for sale by the City in the normal way was adopted by City Council June 16, 1970. Further to Council's action, the Director of Planning recommended that a condition of the sale of the lands would be removal of the three dwellings to permit consolidation of the site and dedication of two feet for lane widening purposes as necessary steps prior to the land being put on the open market.

If Council wishes to attain this objective, it is recommended that the vacant house, 1852 West 3rd Avenue, be demolished immediately and the tenants in 1864 West 3rd Avenue be given notice to vacate by October 1, 1970, to enable the City to proceed with the sale of this apartment site. Assistance will be given to the tenants to find alternative accommodation."

Your Board

Submits the above report to Council for Consideration.

(Circulated for the information of Council is a letter from Mrs. Marcia Stone, tenant living at 1864 West 3rd Avenue)

PART II
S A L E S

5. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 30, Blocks 1 & 8, D.L. N¹/₂ 339, Plan 13308
S/S 48th Avenue between Tyne & Boundary Road

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Derek John Smith & Barbara Ann Smith	30	45' x <u>158.12'</u> <u>158.02'</u>	\$13,000.00	City Terms @ 9-3/4%	This sale subject to the following condition - P.U. Easement S.10' of W.5'.

6. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 15, Blocks 1 & 8, D.L. 339, Plan 13303
Sit: 48th Ave. between Tyne & Boundary Rd.
Southeast Sector

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Mate Zrno	15	40' x 157.60'	\$12,000.00	City Terms @ 9-3/4%

7. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lot 96, D.L. 663
Sit: S/S 47th Avenue between Ross & Elgin

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Krause Bros. Construction Ltd.	96	<u>58.37'</u> 40' x <u>111.43'</u> <u>117.71'</u>	\$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

Re: Lot 99, 105-108, D.L. 663
Sit: E/S Elgin Street South of 45th Ave.

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Krause Bros. Construction Ltd.	99	<u>45.29'</u> 47.09' x <u>142.67'</u> <u>134.84'</u>	\$10,900.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. P.U. Easement E.10' of S.5'.

Board of Administration, August 14, 1970 (PROPERTIES) 6

Item No. 7 cont'd

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Krause Bros. Construction Ltd.	105	49' x 105.6'	\$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. P.U. Easement E.10' of N.5'.
Krause Bros. Construction Ltd.	106	49' x 105.6'	\$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. P.U. Easement E.10' of S.5'.
Krause Bros. Construction Ltd.	107	49' x 105.6'	\$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.
Krause Bros. Construction Ltd.	108	49' x 105.6'	\$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

Re: Lots 100-104, D.L. 663

Sit: E/S Elgin Street South of 45th Avenue

Brite Con- struction Ltd.	100	$\frac{44'}{46.26'} \times \frac{120.70'}{134.84'}$	\$10,900.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.
Brite Con- struction Ltd.	101	$\frac{47'}{49.42'} \times \frac{105.6'}{120.70'}$	\$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.
Brite Con- struction Ltd.	102 - 104	49' x 105.6'	\$11,200.00 (each)	City Terms @ 9-3/4%	This lot known to contain peat and not guarantee given to soil stability.

Board of Administration, August 14, 1970 (PROPERTIES) . . . 7

8. Sales-Redevelopment Project 2
- Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage & Housing Corporation) and the Province of British Columbia, has under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this Office on behalf of the Partnership. The tenders were opened at a public meeting of the Board of Administration on July 27, 1970, and the prices offered have been endorsed by the Partnership. The sale is subject to the following conditions imposed by the Partnership:-

- a) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.
- b) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.
- c) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage & Housing Corporation.
- d) No purchasers shall, except with prior written consent of the City, resell, lease, or otherwise dispose of the land in the project area before development is completed.
- e) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.
- f) The purchaser agrees that if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-Law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

- g) Lands to be consolidated into sites of not less than 50' in frontage, wherever feasible.
- h) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

Item No. 8 cont'd

RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by City Council being in each case the highest offer.

Re: Sales Redevelopment Project 2 - Area A-5
Lot 2, except the S.E. 30' x 100' Blk. M,
D.L. 182, Plan 13661. Sit: S/S Powell St.,
N/S Franklin between Glen and Clark Drives.
Zoned M-2, Heavy Industrial District

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Macaulay Nicolls Maitland & Co. Ltd. on behalf of Beadie Con- struction Co. Ltd.	2	200' x 180' (34,000 sq.ft.)	\$98,600.00	City Terms @ 9-3/4%	Sewer Easement situated over the Westerly 20'.

Re: Lot 18 except the N. 7', Sub 'A' & 'K',
Block 2, D.L. 182, Plan 176. Situated
on the S/S Powell, N/S of Franklin
between Glen & Vernon Drives. Zoned M-2,
Heavy Industrial District.

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Rowena Lorraine Evans	18	<u>54.5'</u> x <u>95'</u> <u>53.8'</u> x <u>105'</u>	\$17,000.00	City Terms @ 9-3/4%	The City of Vancouver to re- tain an option to repurchase that portion of Lot 18 N. of the building line for the sum of \$1.00 when re- quired for street purposes.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

AUGUST 13, 1970

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, August 13, 1970, at approximately 3:20 p.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Linnell,
Rankin and Sweeney.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Hardwick
Alderman Phillips
Alderman Wilson

CLERK TO

THE COMMITTEE: M. James

The Minutes of the meeting held July 9, 1970, were adopted after correction:

That the figure "1" in the first line of the first Recommendation be corrected to read "2".

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Deferring Local Improvement Charges

In compliance with the Resolution of Council of June 12, 1969:

"The matter of deferring payment of local improvement charges be referred to the Standing Committee on Finance for consideration, to ascertain if any relief could be given in special cases.",

the Corporation Counsel reported, through the Board of Administration report on the above-noted matter dated March 4, 1970. The Committee considered the matter and

RECOMMENDS that the Corporation Counsel prepare for submission to City Council, when appropriate, a draft Charter amendment which would authorize the deferment of the payment of local improvement charges: such amendment to provide for the accrual of interest against the deferred charges.

The meeting then adjourned.

* * * * *